

The Broadview Project Points of Demonstration

Project Location

- 12717 and 12721 Greenwood Avenue North
- Broadview Neighborhood, Seattle

The project site is located along Greenwood Avenue North, between North 127th and North 130th Streets. The site consists of two adjoining interior lots that were consolidated in 1954 to allow construction of two, single-story triplexes.

The surrounding development pattern is reflective of the previous Lowrise 3, and current Lowrise 2, zoning designations of the property. Parcels fronting on Greenwood in the vicinity of the project site consist of a mix of newly developed multi-family rental housing, older multi-family housing stock and older single-family homes. This transitional neighborhood has fallen victim to unresponsive developers who cater to the lowest common denominator and inflict poor planning and design on the built environment.



Project Data

Apartments

- 6 one bedroom - plus small bedroom/den 590 s.f.
- 24 two bedroom - plus small bedroom/den 750 s.f. - 840 s.f.
- 30 units total Gross 22,620 s.f.

Accessory Units

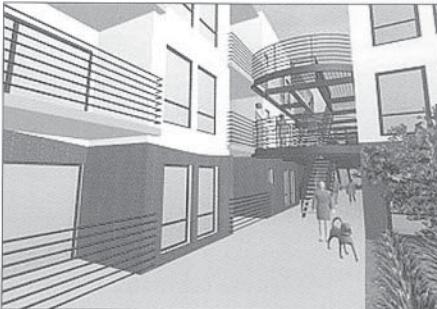
Rented with Apartments or to non-vehicular residents

- 6 one-bedroom plus small bedroom/den 400 s.f.
- 6 one bedroom 300 s.f.
- 12 units total Gross 4,200 s.f.

Community Space

- Broadview Community Room 1 750 s.f.
- Resident Community Room 2 750 s.f.
- 2 meeting rooms total Gross 1,500 s.f.

- **Total Building Area** 28,320
- Parking Garage 12,600 s.f.
- Medium tandem spaces 30
- Standard spaces 10
- Accessible spaces 2
- Subtotal Onsite Parking 42
- Offsite Parking (Greenwood Avenue) 6



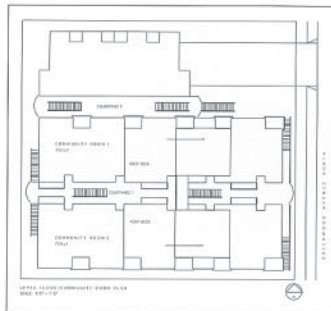
The Broadview and Greenwood Neighborhoods are currently working together on expansion of the Urban Village plan designed for the area in the recent past. This Urban Village is expected to increase populations in the area, resulting in a greater need for affordable housing near local businesses. The success of the Bitter Lake Community Center, and the planned expansion of the Broadview Branch of the Seattle Public Library System attest to the City's commitment to the neighborhood. This development team feels an obligation to the citizens of this community to provide an affordable, attractive and community-oriented project that meets housing needs and offers greater housing choices.



Housing Statement and Intention to Build

This exclusively rental apartment project proposes to construct 30 primary units. This proposal also includes provision for 12 accessory units, which are detached from the main buildings and which offer independent living among members of extended families. This detachment allows flexibility and stability within the family structure, which is much needed in these modern times, it allows a unique living environment and it fosters interaction among residents experiencing similar needs. The following mix of units is proposed:

- 18 one bedroom — plus small bedroom/den
- 12 two bedroom — plus small bedroom/den
- 6 one-bedroom — plus small bedroom/den - accessory
- 6 one bedroom — accessory



Five percent of the units will be designed for use by special populations, including seniors and the disabled, according to provisions of the Americans With Disabilities Act (ADA). All accessible units in the accessory building will be compliant with the provisions of ADA. The net yield will be two primary units and four accessory units.

Twenty percent of the units (six total) will be developed for low to moderate income households. The remaining units will be priced to serve those households with incomes consistent with DDP requirements as listed in the "Housing Seattle Design Demonstration Project Submittal Information."

The proposed accessory units will be rented with, and will be available as accessory uses to any of primary units. The intent of this inclusionary housing is to acknowledge the unique characteristics of today's extended, nuclear family environment. Given the flexible nature of the proposed detached accessory units, this unit mix could be easily adapted as accessory units are rented together with one- and two-bedroom plus units, resulting in availability of three- and four-bedroom rentals for larger families.

The owner intends to develop and is fully committed to this project, with plans to proceed with construction immediately upon securing all required discretionary and building permits. Our construction schedule is largely in the hands of the City of Seattle. We are prepared to proceed with this project immediately upon City acknowledgement of the merits of this proposal.

Affordability Features

The thirty primary units of this project have been designed according to current modes of thought relative to excellence in affordable housing design. Our view of this fairly recent design renaissance is that good design can happen, no matter what the budget. We have found economy in the form of repetitive, modular building systems and inexpensive materials, but have used these elements in innovative and exciting ways to achieve a uniquely aesthetic design response. As living space is cherished by those otherwise at risk of homelessness, and as larger spaces translate into higher rents, room dimensions in the low-to-moderate units are at or slightly above minimums prescribed by the Uniform Building Code.

Six units, a mix of one and two bedroom units, will be reserved for low to moderate-income households for a ten-year period. The ten-year period will begin from the time of initial occupancy of the Broadview Project. The remaining units will be targeted to those households with income levels at or below those identified within the DDP submittal information.

Some of those low- to moderate- income units, as well as others among the remaining units, will be rented together with accessory units. The idea behind this concept is to provide for the greatest of privacy and independence among single parents, elderly couples, and students who may live with other family members, along with a great degree of flexibility for members of extended families who depend upon their coexistence for survival.

There are no financing restrictions associated with the development of this project. This developer is solvent, experienced and committed to the pursuit of this project.

Cracking the Code

"They Said It Couldn't be Done"

This property was downzoned without notification of the Owner several years ago. When he called the City to determine what could be built on the property he had owned since before the rezone, our client was told that he could build no more than 12 units. This rezone was implemented by a group of community advocates who stated their feelings that if multi-family development was going to be unavoidably unresponsive in design, perhaps if it were made smaller it "wouldn't be as bad." This is a poor reflection upon the development community, whose financial wants often confound the intent of good designers.

The current zoning designation of the two properties is Lowrise 2, which allows a maximum of 12 units to be developed on the subject property. We discussed the ability to develop the site at the currently proposed density and design with DCLU Staff. Staff indicated that a zone change would be required, and informed us that we should plan for a minimum of twelve months in the approval process and expect a recommendation of denial from staff. Basically, they said "it couldn't be done."

Development at the allowable density and required development standards would constitute severe underutilization of the property, and would pose unreasonable restriction on the use and enjoyment of the property by the current owner. Because of the low density mandated by zoning, the very regulations themselves would preclude this Owner's ability to develop meaningful and affordable housing at a fair profit.

The Broadview Project challenges the following zoning and land use regulations:

Density

The project site is zoned Lowrise 2. This zone requires 1,200 square feet of lot area per unit, allowing a density of up to 12 units for the site (36.3 units per acre). The project proposes 30 units on the site (85.4 units per acre), or 510 square feet of lot area per unit. This project also proposes a separate accessory dwelling structure for satellite members of resident families, which is a non-issue as its unit count would be negated by direct unit assignment to other rental units.

Height

Current zoning allows a maximum structure height of 25 to 35 feet depending on roof slope. This project proposes a structure of primarily 30 feet in height, with the exception of the two proposed community rooms, which will extend in height to approximately 40 feet above preexisting grade.

Lot Coverage

Current zoning permits a maximum lot coverage of 40%. This project proposes 60% lot coverage.

Setbacks

- Rear — Zoning requires a 25-foot setback. This project proposes a 10-foot setback.
- Side — Zoning requires an average side setback of 12 feet and minimum of 7 feet.
- The north side of this project proposes an average setback of 24 feet and a minimum setback of 5.5 feet.
- The south side of this project proposes an average, minimum setback of 5.5 feet.

This project was designed to fit the neighborhood, respond to the site, and help fill the need for affordable housing opportunities in the Broadview Neighborhood. Building forms were drawn from our research into the Broadview Community, which hosted the Playland Amusement Park in mid-century and yielded numerous organic building forms including roller coasters, schools and libraries.

In the design of this project, we drew largely upon references gathered during our community research and advocacy effort. These references included undulation found on the Playland roller coaster and the stepped facades as constructed on the Broadview School earlier this century. It is anticipated that the unique design of this project would serve to promote innovative use of building materials among new housing projects nearby.

Neighborhood Acceptability / Consistency with Neighborhood Plan

Ehm Architecture conducted extensive research on the history and development of the Broadview Neighborhood prior to commencement of design exercises. Research included review of historic photographs compiled by members of the Broadview Historical Society, discussion with staff at the Bitter Lake Community Center, and by direct interviews with members of both the residential and business communities. We also reviewed historic information at the Broadview Library and discussed the proposed project with the Broadview Neighborhood Planning group.

On August 17th, The Broadview Project was presented before the Broadview Community Council. The Council voted to support the Broadview Project in concept. The majority of the Council supported our project. We were pleased by the Council's input, and their interest in seeing the project developed in the Broadview Neighborhood.

The architectural style for this project was developed primarily from the research conducted, as well as input received from the Broadview Community Council and review of existing development within the neighborhood.

This increased population will in many cases make better use of mass transit as they travel to and from this emerging activity center. Bus stops are located across Greenwood Avenue just south of the project site and approximately 150 feet north of the project.

As part of this project's commitment, and interest in becoming a welcome addition, to the Broadview Neighborhood, one of the two community rooms will be available for community use and events.



The Broadview Project

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Owner:

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Neighborhood Advocate:

Broadview Community Council

